

## WORK MEETING AGENDA OF THE CITY COUNCIL OF LAYTON, UTAH

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a regular public meeting in the Council Conference Room in the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **6:00 PM on March 3, 2016**.

### Item:

1. Participation Agreement between the Layton City and SeaQuest Interactive Aquarium – Resolution 16-15
2. Rezone Request – Wiggill Estates PRUD – A (Agriculture) to R-1-6/PRUD (Single Family Residential/Planned Residential Unit Development) – Ordinance 16-12 – Approximately 255 South Fairfield Road
3. Mayor's Report

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

This meeting may involve the use of electronic communications for some of the members of the public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Members at remote locations may be connected to the meeting telephonically.

Notice is hereby given that by motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that Chapter.

**Date:** \_\_\_\_\_ **By:** \_\_\_\_\_  
**Thieda Wellman, City Recorder**

LAYTON CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify Layton City eight or more hours in advance of the meeting. Please contact Kiley Day at 437 North Wasatch Drive, Layton, Utah 84041, 801.336.3825 or 801.336.3820.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 1.

**Subject:**

Participation Agreement between the Layton City and SeaQuest Interactive Aquarium – Resolution 16-15

**Background:**

In December of 2015, Layton City Staff was approached by SeaQuest Interactive Aquarium, a for-profit entity, desiring to locate a 19,600 square foot aquarium at the Layton Hills Mall. SeaQuest Interactive Aquarium is an “experiential” aquarium, different than *The Living Planet Aquarium* in Draper, which is a more “exhibit” based aquarium with a size of 130,000 square feet.

Layton City actively pursues opportunities to generate new employment within the City, expand tourism related services and support retail centers. SeaQuest Interactive Aquarium at the Layton Hills Mall would accomplish all of these goals.

To facilitate the SeaQuest Interactive Aquarium in locating in the Layton Hills Mall, a participation agreement is proposed. The attached participation agreement stipulates that SeaQuest Interactive Aquarium will receive \$40,000 as a labor expense subsidy using Transient Room Taxes (TRT), to be paid after one month of commencement of operations. The building permit fee for the tenant improvements will be waived up to \$10,000. The City will also participate in a joint marketing effort with SeaQuest Interactive Aquarium.

Davis County will also participate with SeaQuest Interactive Aquarium by providing \$50,000 in economic development incentives and make available joint marketing opportunities.

With the approval and execution of this Agreement, all parties are prepared to proceed.

**Alternatives:**

Alternatives are to 1) Adopt Resolution 16-15 approving the Participation Agreement between Layton City and SeaQuest Interactive Aquarium; 2) Adopt Resolution 16-15 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 16-15 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 16-15 approving the Participation Agreement between Layton City and SeaQuest Interactive Aquarium and authorize the Mayor to execute the agreement.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 2.

**Subject:**

Rezone Request – Wiggill Estates PRUD – A (Agriculture) to R-1-6/PRUD (Single Family Residential/Planned Residential Unit Development) – Ordinance 16-12 – Approximately 255 South Fairfield Road

**Background:**

The property proposed for rezone includes 7.41 acres located on the east side of Fairfield Road at approximately 255 South. The rezone area has frontage on Fairfield Road with stub streets connecting into the property from the north and south. The rezone parcel is located directly south of Indian Springs Subdivision and north of Estates at Mutton Hollow Subdivision.

The rezone area is surrounded by R-M1 and R-1-8 zoning (Rose Lane and Creekside Oaks Apartments and Indian Springs Subdivision) to the north; R-1-8 and A zoning to the east; R-1-6 zoning (Estates at Mutton Hollow Subdivision) to the south; and R-1-8 and R-2/PRUD zoning (Fiddlers Creek Subdivision and Residences at Holmes Creek Condos) to the west.

**Alternatives:**

Alternatives are to 1) Adopt Ordinance 16-12 approving the rezone request from A to R-1-6/PRUD based on consistency with General Plan recommendations for medium density developments as a transitional use between arterial streets and single family neighborhoods; or 2) Not adopt Ordinance 16-12 denying the rezone request.

**Recommendation:**

The Planning Commission recommends the Council adopt Ordinance 16-12 approving the rezone request from A to R-1-6/PRUD based on consistency with the General Plan recommendations for medium density developments as a transitional use between arterial streets and single family neighborhoods.

Staff supports the recommendation of the Planning Commission.

**LAYTON CITY COUNCIL MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 3.

**Subject:**

Mayor's Report

**Background:**

N/A

**Alternatives:**

N/A

**Recommendation:**

N/A